



**Committee on Transportation and Infrastructure
U.S. House of Representatives**

Will Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Ranking Member

Christopher P. Bertram, Staff Director

Katherine W. Dedrick, Democratic Staff Director

COMMITTEE RESOLUTION

**LEASE
DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
WASHINGTON, DC
PDC-03-WA17**

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 104,934 rentable square feet of space, including 6 official parking spaces, for the Department of Homeland Security, Immigration and Customs Enforcement currently located at 801 Eye Street, NW in Washington, D.C. at a proposed total annual cost of \$4,722,000 for a lease term of up to 3 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 174 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 174 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Adopted: **September 14, 2016**

A handwritten signature in dark ink, appearing to read "Bill Shuster", written over a horizontal line.

Bill Shuster, M.C.
Chairman

JAMES M. INHOFE, OKLAHOMA
SHELLEY MOORE CAPITO, WEST VIRGINIA
JOHN BOOZMAN, ARKANSAS
ROGER WICKER, MISSISSIPPI
DEB FISCHER, NEBRASKA
JERRY MORAN, KANSAS
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United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

RICHARD M. RUSSELL, MAJORITY STAFF DIRECTOR
GABRIELLE BATKIN, MINORITY STAFF DIRECTOR

115th Congress
1st Session

United States Senate COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
WASHINGTON, DC
PDC-03-WA17

RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE UNITED STATES SENATE

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a lease of approximately 104,934 rentable square feet of space, including approximately 6 official parking spaces, for the Department of Homeland Security (DHS) Federal Immigration and Customs Enforcement (ICE) currently located at 801 Eye Street NW, Washington DC, at a maximum proposed rental rate of \$45 per rentable square foot, at a proposed total annual cost of \$4,722,000 for a lease term of up to 3 years from the date of expiration, a description of which is attached hereto and by reference made part of this resolution, is approved.

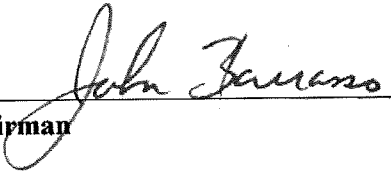
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to execution of the new lease.

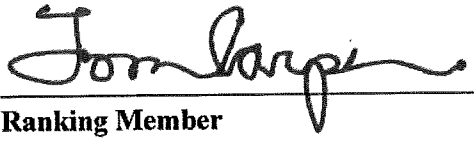
Provided, that to the maximum extent practicable, the Administrator of General Services shall require that the procurement include energy efficiency requirements as would be required for the construction of a federal building.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Environment and Public Works of the United States Senate prior to exercising any lease authority provided in this resolution.

Provided further, that the Administrator shall provide to the Chairman or Ranking Member of the Committee on Environment and Public Works of the Senate, in a timely manner, requested documents and information regarding this prospectus and resulting contractual materials, without redaction other than redactions to exclude business confidential, proprietary, and/or procurement sensitive information.

Provided further, that the Administrator shall not delegate to any other agency the authority granted by this resolution.


Chairman


Ranking Member

Adopted: November 29, 2017

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
WASHINGTON, DC**

Prospectus Number: PDC-03-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 104,934 rentable square feet for the Department of Homeland Security (DHS) Immigration and Customs Enforcement (ICE), currently located at 801 Eye Street NW, Washington, DC. ICE has occupied space in the building since January 15, 2009, under a lease that expires December 31, 2018.

The lease will enable ICE to provide continued housing for current personnel and meet its current mission requirements. Improvement to ICE's utilization rate will be achieved upon the agency's move to the St. Elizabeths campus under the Enhanced Plan for the Consolidated DHS Headquarters.

Description

Occupant:	Immigration and Customs Enforcement
Lease Type	Extension
Current Rentable Square Feet (RSF)	104,934 (Current RSF/USF = 1.09)
Estimated Maximum RSF:	104,934 (Proposed RSF/USF = 1.09)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	174
Estimated Usable Square Feet/Person:	174
Proposed Maximum Leasing Authority:	Up to 3 years from date of expiration
Expiration Dates of Current Leases:	12/31/2018
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	6
Scoring:	Operating Lease
Estimated Rental Rate ¹ :	\$45.00/RSF
Estimated Total Annual Cost ² :	\$4,722,000
Current Total Annual Cost:	\$5,106,000 (1/15/2009)

¹ This estimate is for fiscal year 2018 and may be escalated by 2.1 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced, including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this lease to ensure that lease award is made in the best interest of the Government.

² Any new lease may contain escalation clauses to provide for annual changes in real estate taxes and operating costs.

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
WASHINGTON, DC**

Prospectus Number: PDC-03-WA17

Justification

The current lease at 801 Eye Street NW, Washington, DC, expires December 31, 2018, and will expire prior to ICE's move to the St. Elizabeths campus under the Enhanced Plan. GSA pays approximately \$5.1 million in annual rent, a cost to the Government and taxpayer that will no longer be incurred once the Enhanced Plan is fully executed. Therefore, authorization is needed to extend the lease for a short term to align with the move to St. Elizabeths. ICE will attain a reduced footprint upon the move to the St. Elizabeths campus. Retrofit of ICE space to achieve a reduction in square footage is not cost beneficial under this short-term extension

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**PROSPECTUS - LEASE
DEPARTMENT OF HOMELAND SECURITY
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WASHINGTON, DC**


Prospectus Number: PDC-03-WA17

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 19, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration